



ASSOCIATION NEWSLETTER

May 6, 2012

VEHICLES SET TO BE TOWED

Several vehicles were tagged last month (April 1st) for towing in early May if not properly registered.

As of April 22nd, the following vehicles still show 2011 registration.

Red Mazda Miata 6FSL768 – Phase III Long-term parking.

Another car was recently noted as having its registration having expired. It is a...

Pale Green Toyota Camry Indiana Plates 741ZXR

If this vehicle remains unregistered and parked in unassigned parking, it will be towed in June.

All vehicles parked in the complex must display proper current registration stickers. Parking in the complex is for operational vehicles only. It is not for long-term storage. This is why the CC&R's prohibit the storage of trailers, boats, and RV's in the complex, even if the said trailer or RV is registered with DMV. The Board will typically allow an owner one month to bring their vehicle into compliance once it is found out of registration. A declaration to DMV that the vehicle is non-operational is not in compliance because once the vehicle is declared non-operational and is being stored.

If the vehicles tagged in April are still unregistered and found parked in unassigned parking in May, they will be towed at vehicle owner's expense. Retrieving a towed vehicle is a hassle and can be very expensive. Also, unregistered vehicles can be sold by the towing company to recover their towing charges.

Please comply with the Association's Parking Policy.

If you own or know the owners, please let him/her know that the Association is planning to tow these vehicles at the vehicle owner's expense. All vehicles in the Development must be currently registered by showing valid registration stickers for the current year. Thank you.

There are 3 options to deal with long-term parking or storage, if your vehicle is not registered:

- 1) The owner can park the non-operational car in his or her own assigned parking space and use unassigned parking for their operational vehicle. It will not be towed by the Association if it is in their own assigned parking space as long as the vehicle does not become derelict or an "eyesore" and therefore an issue with the other homeowners.
- 2) The vehicle owner can make it operational, register it, and keep it parked in long-term parking as long as it displays a valid current registration sticker for the current year;

3) The owner can move the non-operational vehicle to the long-term storage yard on the other side of Ellwood School where other people already store their trailers, boats and RV's, etc.

ROOF REPLACEMENT BEGUN (AT 7640 & 7620)

The Association has begun to reroof Bldg 7640. If all goes well, this roof should be done in about 10 days or so. Upon completion, the Association will start on Bldg 7620 around the middle of May. This building (7620) is the last building with the original roof.

TREE WORK PLANNED

As part of the regular maintenance, many of the trees will be trimmed in the near future. The diseased ones and ones that are dangerously leaning will be removed at that time. Currently, the Board is considering bids.

GAS LINE – INDIVIDUAL OWNER'S RESPONSIBILITY

As a reminder, the gas line from the meter to the unit belongs to the individual owner. The Association does not take care of these lines as they are not considered common lines since they only serve one unit and one unit alone.

EXTERIOR PAINTING OF BLDGS PLANNED FOR LATER ON THIS YEAR

If all goes well, the Association is planning to repaint the exterior of all the buildings later on this summer. In order to get all exterior surfaces covered with a new coat of paint, all patios and balconies will need to be cleared for the painters.

GAS FURNACE SHOULD BE CHECKED

One of the owners recently called the Association and suggested that, after talking with a technician from So Cal Gas, each unit should have its gas furnace checked by the Gas Company twice a year. So Cal Gas will normally check it for free. Their phone # is 1-800-427-2200.

WATERPROOFING OF FOUNDATION IN PROGRESS BLDG 7620 STARTING ON 5/21/12

As part of the maintenance program, the Association is having Carter Construction go through each building and waterproofing its foundation. Each building takes about 2 weeks from beginning to end. A notice is distributed a few days prior to the crew starting. There will be some noise and possibly the smell of wet dirt. Once in awhile, the crew will discover a leaky drain. If so, the Association will notify the unit owner to have it repaired. Other than that, there is nothing that the building residents need to do.

CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the

minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for May 10, 2012, at 6PM, at the Meeting Room, at 7610 Hollister Ave., Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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